

Know all Men by these Presents,

44-158

That I, STANLEY K. MATHIEU, of Winslow, County of Kennebec and State of Maine,

022330

in consideration of one dollar and other valuable considerations,

**TRANSFER
TAX
PAID**

paid by MICHAEL P. LANGUET and DORIS L. LANGUET,

whose mailing address is RT # 1, Box 2037, So. China, Maine, 04985

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said MICHAEL P. LANGUET and DORIS L. LANGUET,

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land, with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine, and further bounded and described as follows, to wit:-

Beginning at an iron pin in the southerly line of Spring Street at a point which is one and one-half feet from the northwesterly corner of the building on the premises herein described, measured westerly; thence southerly in a line parallel with but one and one-half feet distant westerly from the westerly side of said building until said line reaches the southerly end of said building; thence southeasterly at a slight angle following the easterly course of a driveway lying just westerly of the property herein described a distance of eight (8) feet; thence easterly to the westerly boundary of land of Mrs. Rose Warren, at a point which is eight (8) feet southerly of the southeast corner of the said building on the said premises herein described; thence northeasterly along the westerly line of land of the said Rose Warren to the south side of Spring Street; thence westerly in the southerly line of said Spring Street to the point of beginning.

Meaning and intending to the Grantees herein, to convey the right to use the driveway lying westerly of the premises herein described in common with others.

It is understood and agreed that the Grantees, their heirs and assigns, will not erect or cause to be erected any building or structure of any kind in front of or northerly of the building now on said premises, meaning the area between said building and said Spring Street.

Being the same premises conveyed to Stanley K. Mathieu and Mary S. Mathieu by warranty deed of Moonyean S. Brower, in joint tenancy, said deed dated April 17, 1985, recorded in Kennebec Registry of Deeds May 1, 1985 in Book 2794, Page 341. Mary S. Mathieu died July 13, 1998, title having passed to the surviving joint tenant, Stanley K. Mathieu, by operation of law.

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Go have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said *MICHAEL P. LANGUET and DORIS L. LANGUET*, as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And *I* do **warrant** with the said Grantees, their heirs and assigns, that *I am* lawfully seized in fee of the premises, that they are free of all encumbrances

that *I* have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that *I* and *my* heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, *I* the said *STANLEY K. MATHIEU*, a single person,

and

~~husband/wife of the said~~

~~joining in this deed as Grantor and relinquishing and conveying all rights by descent and all other rights to the above-described premises~~ have hereunto set *my* hand and seal this *14th* day of the month of *AUGUST*, A.D. 19 *98*.

Signed, Sealed and Delivered
in presence of

[Signature]

Stanley K. Mathieu
Stanley K. Mathieu

State of *Maine*, County of *Kennebec* ss. *AUGUST 14, 19 98.*

Then personally appeared the above named *STANLEY K. MATHIEU*

and acknowledged the foregoing instrument to be *his* free act and deed.

Before me,

[Signature]
Notary Public
Attorney at Law

RECEIVED KENNEBEC SS.

1998 AUG 17 AM 10:43

ATTEST: *[Signature]*
REGISTER OF DEEDS

Printed Name, *LOUIS R. MARCOU*